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Government Square: Growin' & Glowin'

The transformation continues for Lincoln's Government Square, the historic downtown block between 9th and 10th, O to P Streets. In April, Government Square was listed on the National Park Service's *National Register of Historic Places*. Two celebrations in October brought renewed focus to this jewel in the heart of downtown.

125th Anniversary

On October 9th Mayor Seng held a community celebration honoring the Old City Hall building's 125th anniversary. Along with Parks and Recreation Director Lynn Johnson, Mayor Seng used this celebration to announce plans to build a new **Government Square Park** on the corner of 10th and O Streets. This redesigned park will include amenities to serve the growing number of downtown residents, and will feature a distinctive new fountain that is reminiscent of the artesian well fountain originally located on Government Square. This winter the two existing sculptures, Tem and Ptah, will be relocated to Centennial Mall. Construction of the new park will begin in early Spring 2005.

Downtown Impact Award

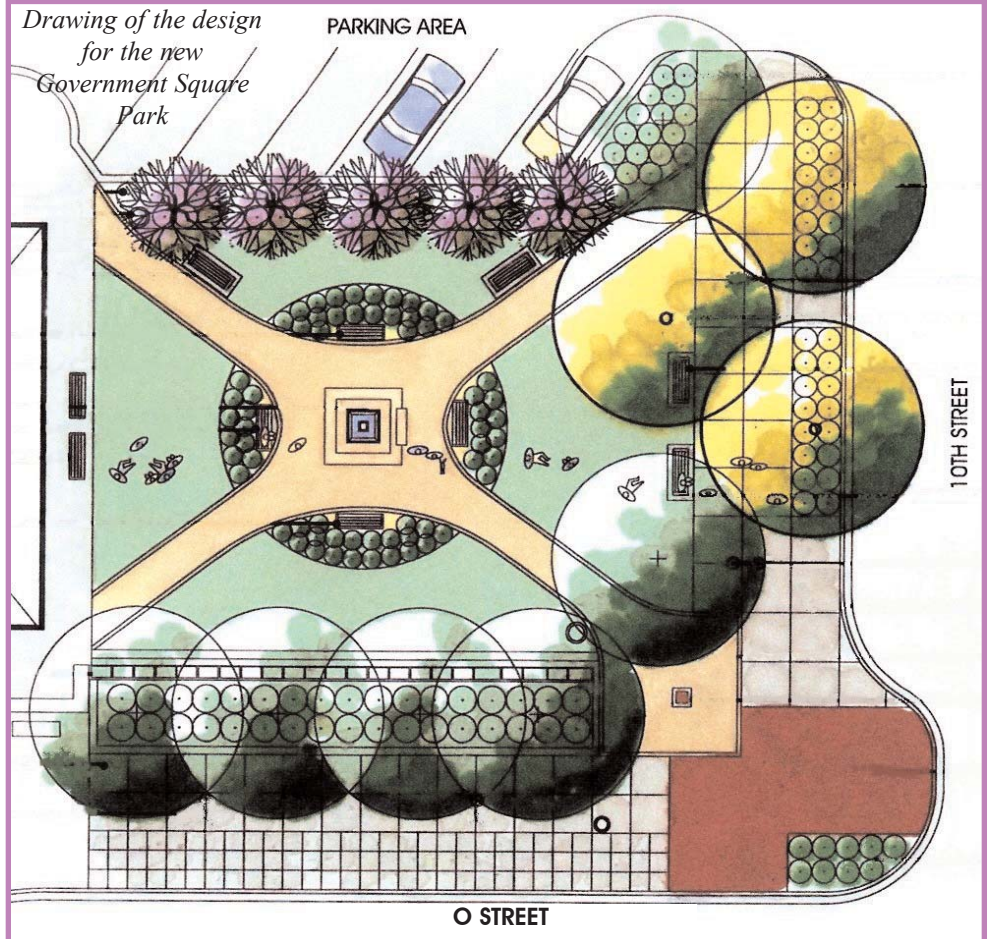
On October 21st, the Downtown Lincoln Association awarded a Downtown Impact Award to NuStyle Development Corporation for the conversion of the Old Federal Building into **Federal Place**, a mixed-use residential building.

This historically-sensitive, adaptive reuse has been highly successful, with 41 of the 42 upper-level apartment units leased. Negotiations are underway for use of part of the first floor as a restaurant, including outdoor dining on the dock -- where customers will have a pleasant view of the new park!

The exciting transformation of Federal Place is continuing with the construction of the next phase; 10 live/work units on the first floor. Watch Federal Place "grow and glow" as a vital new downtown gem.

Streetscapes Completed

As an added bit of polish for this gem, streetscape work on all faces of Govern-



ment Square is now complete. Recent improvements along the 9th Street face of the block continued the Interstate 180 entryway design, begun on blocks to the north, including large, tree-lined planting beds combined with distinctive lighting and banners. Along the P and 10th Street faces of the block, installation of irrigated planting beds, bike racks and benches will complement Government Square's new uses. With all of these activities and improvements, there's a glowing future for this historic heart of downtown Lincoln.



Original artesian fountain on Government Square, circa late 1800's

You've Got the Power!

You can help shape how the Urban Development Department serves Lincoln! If you are randomly selected to receive a survey in the mail, please fill it out and return it. Your responses are completely confidential, anonymous and not linked to you personally in any way. See page 3 for more details. Thank you!

NEW STREET NAMES HONOR FALLEN OFFICERS

Nebraska Housing Resource, Inc. (NHR) began the First Addition (Phase II) of the Old Mill Village affordable housing development with a very special ceremony. Seven streets in Phase II of the development are named in memory of law officers who have given their lives in the line of duty. Mayor Coleen Seng, Governor Mike Johanns and other dignities were in attendance to recognize the sacrifice of these officers and to show their support for affordable housing in Lincoln. Lincoln Police Chief Tom Casady and Lancaster County Sheriff Terry Wagner paid tribute to the fallen officers and Governor Johanns made a special presentation to the officers' families.

Chief Cassady said, "By renaming these streets to honor these heroes, we can ensure that their names and their sacrifices will be remembered."

Old Mill Village is being developed by NHR, a nonprofit created by members of the Homebuilders Association of Lincoln in 1999. NHR uses a mix of private and public funds from many housing partners including the Nebraska Affordable Housing Trust Fund, HUD, local banks, NIFA, and Urban Development to create "workforce



Phase I of the Old Mill Village development opened 15 lots and Phase II added 51, for a total of 66 lots. This home on Welter Drive is one of 26 homes that are completed or under construction in the two phases.

housing" (homes priced for and located where wage-earning families need them). Fannie Mae will purchase many of the eligible loans on homes in the development from its lender partners.

"When our police officers, firefighters, teachers and other essential community workers can live in the neighborhoods they serve, we all win," said Bobby Rayburn, President of the National Association of Home Builders.

The First Addition will add 51 new lots to this affordable development which will eventually add 131 single-family homes to the West A Neighborhood.

The streets in Old Mill Village are named after Captain Charles E. Hall, Officer Richard E. Leyden, Detective Lt. Frank H. Soukup, Detective Lt. Paul B. Whitehead, Motorcycle Officer George E. Welter, Sheriff's Sergeant Franklin Furrer and Deputy Sheriff Craig D. Dodge.

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12TH STREET ART ZONE

In September, two new sculpture pieces were installed in the **12th Street Art Zone**. **'Cruisin'**, a Tour de Lincoln sculpture donated by Transcript, Inc., is on the southeast corner of 12th and P Streets, and **Real Hero**, a kinetic sculpture donated by Pam Mansky, graces the northwest corner of the same intersection.

On October 1, the Center for Great Plains Studies enhanced their already strong presence on the corridor by hosting an unveiling event for **On the Voyage of Discovery**, a life-sized bronze sculpture honoring the exploits of explorers Lewis and Clark, on the southwest corner of the 12th and Q Street intersection (see photo, right).

Looking ahead, on November 19th the corridor will be forever changed with the opening of the **Douglas Grand**, the 14-screen theatre that promises to re-energize the downtown entertainment scene. In addition to its exciting facades, the Grand includes several additions to the 12th Street arts scene: two sculpture niches, a community art window and a dramatic, glass-enclosed

corner column that will house a presentation of new works by Nebraska sculptor **Fred Hoppe**.

The 12th Street Art Zone promises to be an exciting location for Lincoln's art lovers. We'll try to keep you updated, but the best way to watch the changes is to take a stroll along 12th Street, between the UNL campus and M Street.



Survey to Better Serve

From October to December 2004, the City of Lincoln's Urban Development Department and the UNL - Gallup Research Center will be conducting a **mail survey**. The purpose is to better understand specific issues such as housing, neighborhood quality, economic opportunities and other community services in Lincoln.

If you are randomly selected, and receive a questionnaire from the City of Lincoln in the mail, **please fill it out and return it immediately**. Your input will remain completely confidential, anonymous and not linked to you personally in any way. Thank you for helping to make Lincoln a great place to live!

48th & O Redevelopment

Urban Development is preparing a Redevelopment Plan for the 48th and O Street area. The area's irregular boundaries can be generalized as R to N and 48th to 52nd Streets.

Many factors led the Lincoln City Council to declare the area "blighted and substandard" on August 23, 2004.

- ♦ Acres of land in the area remain vacant where car sales lots once were located.
- ♦ Other vacant, unoccupied buildings have deteriorated.
- ♦ Lack of storm water capacity has resulted in flooding.
- ♦ Accessibility is limited because 50th Street is not a through street.

The Council's action gives the City the legal authority to prepare the **Redevelopment Plan** as a guide for public and private redevelopment of the area. The Plan is expected to go before the Planning Commission for approval in December, followed by presentation to the City Council in January.

Governor's Summit

The **5th Annual Governor's Summit on Workforce Development** is November 9th & 10th at The Cornhusker Hotel. The Summit is designed to provide workforce information to educators, elected officials, economic developers, employers, and anyone interested in the challenges we all face in workforce development.

The conference begins at 8:00 a.m. on the 9th, with a welcome address by Governor Mike Johanns. Other speakers include Congressman Tom Osborne and J.B. Milliken,

University of Nebraska President. The conference concludes at noon on the 10th with a presentation by Dr. Will Daggett, founder and president of the International Center for Leadership in Education.

The registration fee is \$260.00, and includes all materials and break items. Contact Jaci Rebrovich at 402-471-3828 or at:

GovernorsSummit@dol.state.ne.us.

New One Stop Staff

In September, **Andrea Chandler** was hired as a Community Resource Specialist with the Workforce Investment Act Division of Urban Development. She will be helping adults and dislocated workers obtain employment and training services.

Andrea has extensive experience assisting people from diverse backgrounds with employment and training services. She has worked in human services in Lincoln for over ten years. Andrea is looking forward to helping One Stop clients.

New Board Members

We'd like to welcome new board members. We appreciate their willingness to serve!

Greater Lincoln Workforce Investment Board:

Jeremy Hohlen - Nebraska Health & Human Services System,

Jill Schreck - Nebraska Workforce Development-Labor,

Robb Shull - The Cornhusker Hotel, and

Keith Taylor - Lincoln Indian Center.

Community Development Task Force:

Khamisa Abdalla - Community-at-Large and Lincoln Public Schools,

Jan Gauger - Lincoln Housing Authority,
Lynn Schroeder - Realtors, and
Danielle Nantkes - Community-at-Large.

N. 48th Streetscape

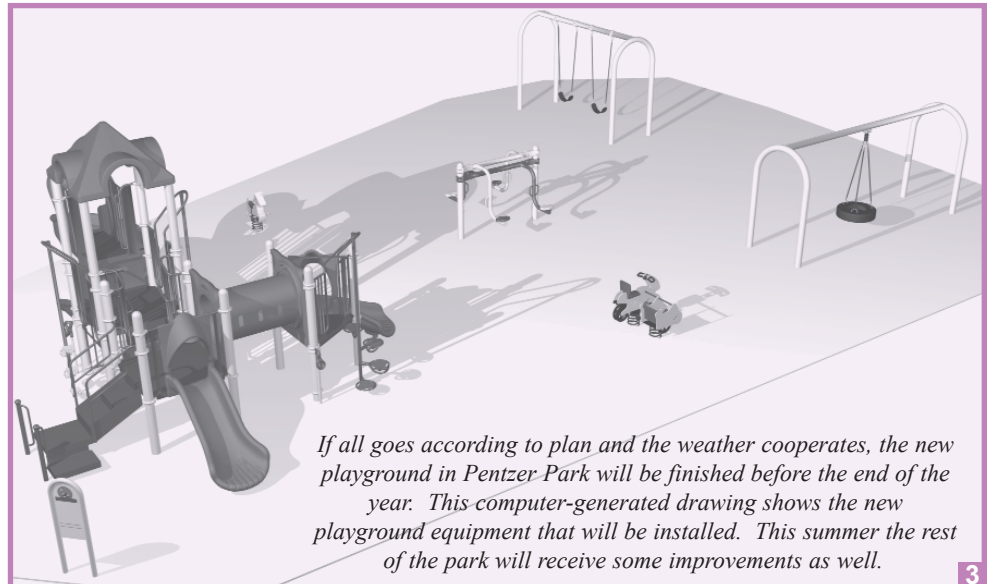
After months of planning, meetings, and preparation, construction on the **North 48th Streetscape** improvements began on September 22nd. The streetscape design will feature ornamental lights, neighborhood signage, new sidewalks, and a pedestrian alleyway. The improvements will stretch from University Place Park just south of Dead Man's Run Creek, to the intersection of 48th and Adams.

The N. 48th Streetscape Project is a key element in the overall plan to redevelop the University Place area, which will ultimately include several traffic, residential, and commercial redevelopment projects.

N. 27th Street Changes

In August, proposals for the redevelopment of the former Carpenters Union at 27th & Apple were requested. A selection team of city staff and the N. 27th Business and Civic Association read the two proposals submitted and interviewed the two developers. **Heartland Optical** was selected. They are working with Pearson Architects Inc. and will be submitting conceptual plans this Fall, with construction anticipated to begin next Spring.

Casey Conrad, CEO of Heartland Optical Inc., said, "We're looking forward to expanding our business and offering more health-related services to the N. 27th Street corridor."



If all goes according to plan and the weather cooperates, the new playground in Pentzer Park will be finished before the end of the year. This computer-generated drawing shows the new playground equipment that will be installed. This summer the rest of the park will receive some improvements as well.

QUARTERLY QUOTE

"We are so proud to have these streets in Old Mill Village dedicated to the officers who gave their lives serving the community. As the years go by and the residents look up at those street signs, seven fine men who died in the line of duty will look down on those families. The families of these officers have been deeply moved by this honor, and we are all very appreciative that their sacrifice has been so appropriately recognized."

-- Tom Casady, Chief of Police

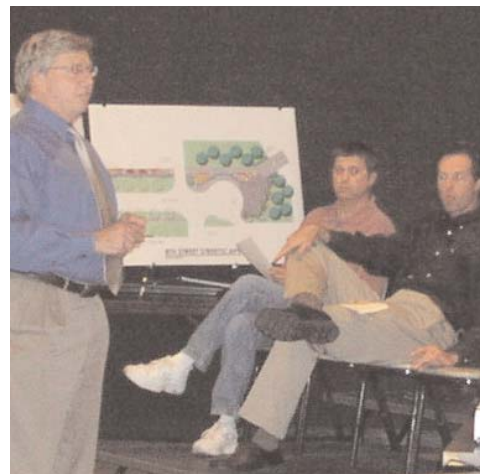
8TH STREET -- WHAT'S UP?

After two well-attended public meetings, a consensus is emerging regarding a design for the 8th Street streetscape project. The area being considered includes both sides of 8th Street, from O Street to the new pedestrian bridge that connects to Haymarket Park. The public meeting on August 3rd explored the views of Haymarket stakeholders on several key issues. The September 7th meeting focused on design options developed by the **Clark Enersen Partners**, the City's architect for this project.

Clark Enersen has teamed up with the Haymarket-based branding firm **Archrival** to develop a unique design that reflects the distinctive identity of the Haymarket area.

Haymarket's emergence as one of Lincoln's main destination areas has caused intense activity along 8th Street. The proposed design focuses on enhancing pedestrian access through expanded sidewalk space along both sides of 8th Street. At the same time, however, designers recognize the importance of on-street parking and truck traffic for business activity. This proposed design attempts to balance these and other uses in a way that complements the Haymarket's unique characteristics.

The next public meeting will be held on November 3rd from 4 - 6:00 pm at the *Loft at the Mill* at 8th and P Streets. Please contact Jeff Cole at 441-7866 if you have any questions.



Dallas McGee, Urban Development Assistant Director, fields questions at the September meeting.